



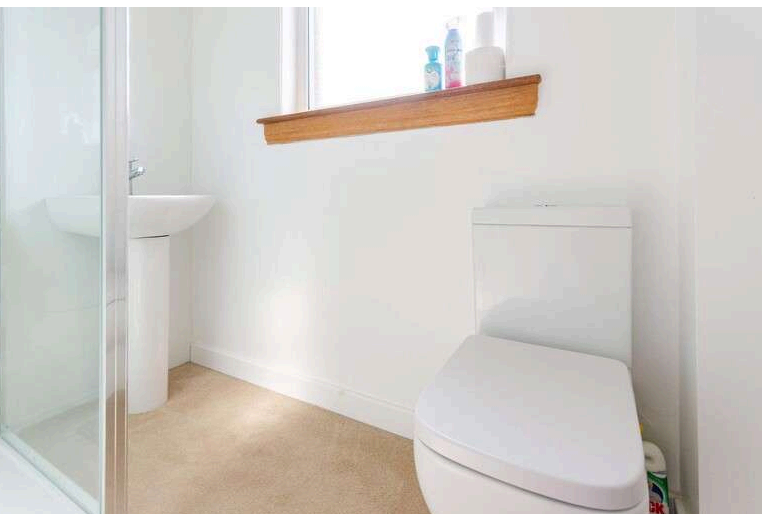
# ROSS & CONNEL

*Solicitors, Estate Agents & Business Lawyers*

**12 Forth Street, Dunfermline, KY12 7PP**  
**Offers Over £130,000**



Attractive detached bungalow enjoying an convenient location close to Pittencrieff Park and the town centre. Entrance hall, Lounge, Breakfasting kitchen, Double bedroom, Modern shower room. Double glazing. Gas central heating. Easy to maintain gardens. Garage. Driveway. Fresh decor. Ideal starter/retirement home. Buy to let opportunity. EPC - D. Council Tax - D. Freehold.



### LOCATION

Forth Street enjoys a much sought after location, on the south western outskirts of town. Being only ¾ mile from the town centre, the property could hardly be better placed to benefit from all the shopping, social and recreational facilities to be found in the town and it is particularly well placed for access to Pittencrieff Park with its varied attractions. The property is also convenient for both primary and secondary schooling as well as Dunfermline Town railway station which offers regular services to Edinburgh and all stops on the Fife Circle. Quick access can be gained to the M90 motorway with direct links to Edinburgh, Perth and Dundee, also via the M90 to Glasgow. Both Edinburgh and Glasgow Airports offer a good range of international and domestic flights.

### PROPERTY - DETACHED BUNGALOW

- Hall
- Lounge
- Kitchen
- Double bedroom
- Shower room
- Double glazing
- Gas central heating
- Gardens
- Garage with driveway
- Rarely available property type
- Ideal starter/retirement home
- Buy to let opportunity

### ACCOMMODATION

#### Hall

With doors to lounge, bedroom and shower room. Access to loft. Storage cupboard.

**Lounge 4.90 m x 3.70 m / 16'1" x 12'2"**

This is a well proportioned lounge. Door to kitchen. Front.

**Kitchen 3.7 m x 2.7 m / 12'2" x 8'10"**

This is a good sized, bright kitchen. Side

**Bedroom 3.50 m x 3.30 m / 11'6" x 10'10"**

This well proportioned double bedroom enjoys the benefit of two double built in wardrobes. Rear.

#### Shower Room

This modern shower room has a white suite. Side.

#### Garden

The property has areas of garden ground to the front, side and rear, which have been laid in slabs for ease of maintenance.

### GARAGE/DRIVEWAY

There is a single garage accessed via a concrete driveway.

### HEATING

Gas central heating.

### GLAZING

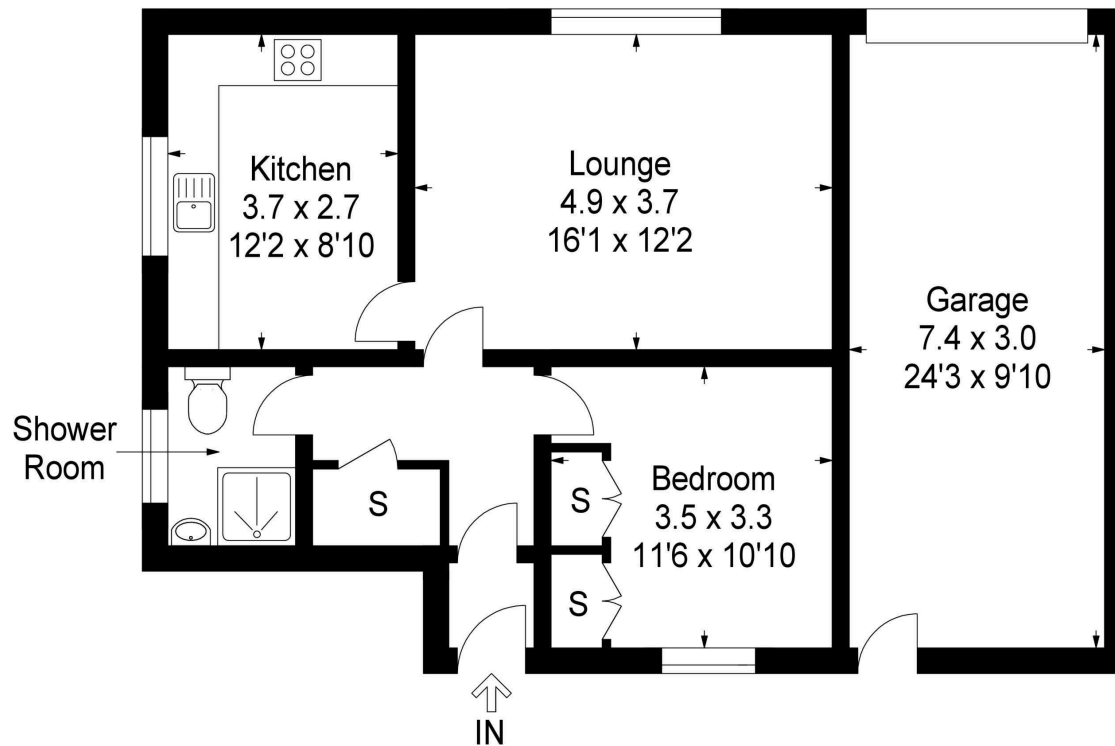
Double glazing.

### EXTRAS

All the fitted carpets and blinds are included in the sale price.

### HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.



**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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## VIEWING

Contact Ross & Connel on 01383 721156

## OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

## VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

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[www.rossconnel.co.uk](http://www.rossconnel.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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